

oakheart



£675,000

Offers Over
Seaview Avenue, West Mersea

This spacious family four bedroom family home boasts a prime location on an avenue leading directly to the beach, making it an ideal spot for those who appreciate coastal living. The potential for development adds to the allure of this residence.

The interior of the house features a generously sized and versatile lounge diner measuring 27'3" x 12', providing ample space for various furniture arrangements and hosting gatherings. Additionally, the property includes two further reception rooms, offering flexibility for different uses such as a home office, study, or additional living spaces.

The accommodation is designed to cater to various needs, with a ground floor shower room enhancing convenience. The first floor hosts a well-appointed bathroom, adding to the overall functionality of the home. Part of the loft space is also converted and currently used as a bedroom accessed via the landing with ample space for storage.

A standout feature of the property is the extensive driveway, providing ample parking space for multiple vehicles. Furthermore, a double garage offers secure parking and storage options.

The rear of the property boasts an enclosed garden, providing privacy and a secure area for outdoor activities. The presence of the swimming pool, creates a perfect space for relaxation and entertainment during the warmer months.

In summary, this property presents an exciting opportunity with its prime location, development potential, spacious interior, versatile accommodation, and attractive outdoor features including an extensive driveway, double garage, enclosed gardens, and swimming pool.

For an internal inspection call Oakheart Mersea

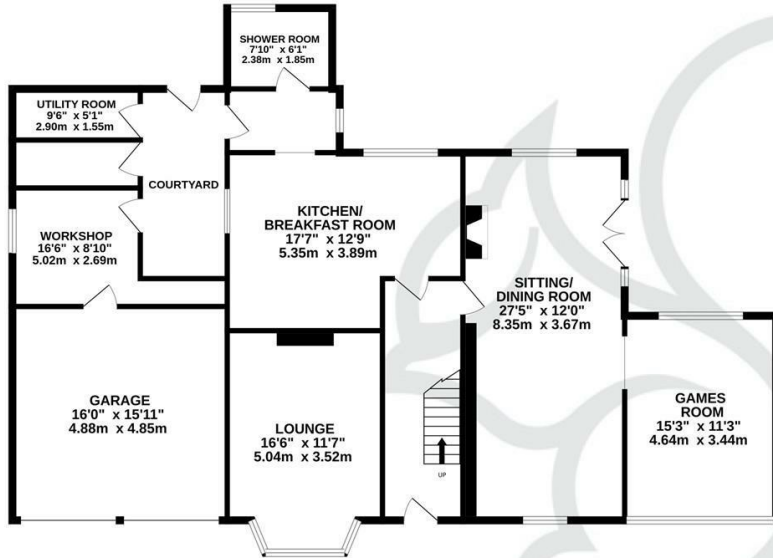




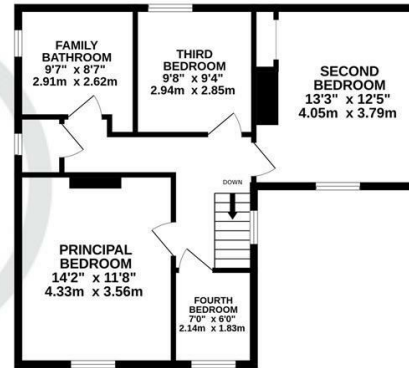




GROUND FLOOR
1577 sq.ft. (146.5 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 2199 sq.ft. (204.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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